

FOR SUB  
LEASE

2246 S State Route 157  
Glen Carbon, IL 62034



MERIDIAN CENTRE ONE

CLASS A OFFICE SPACE

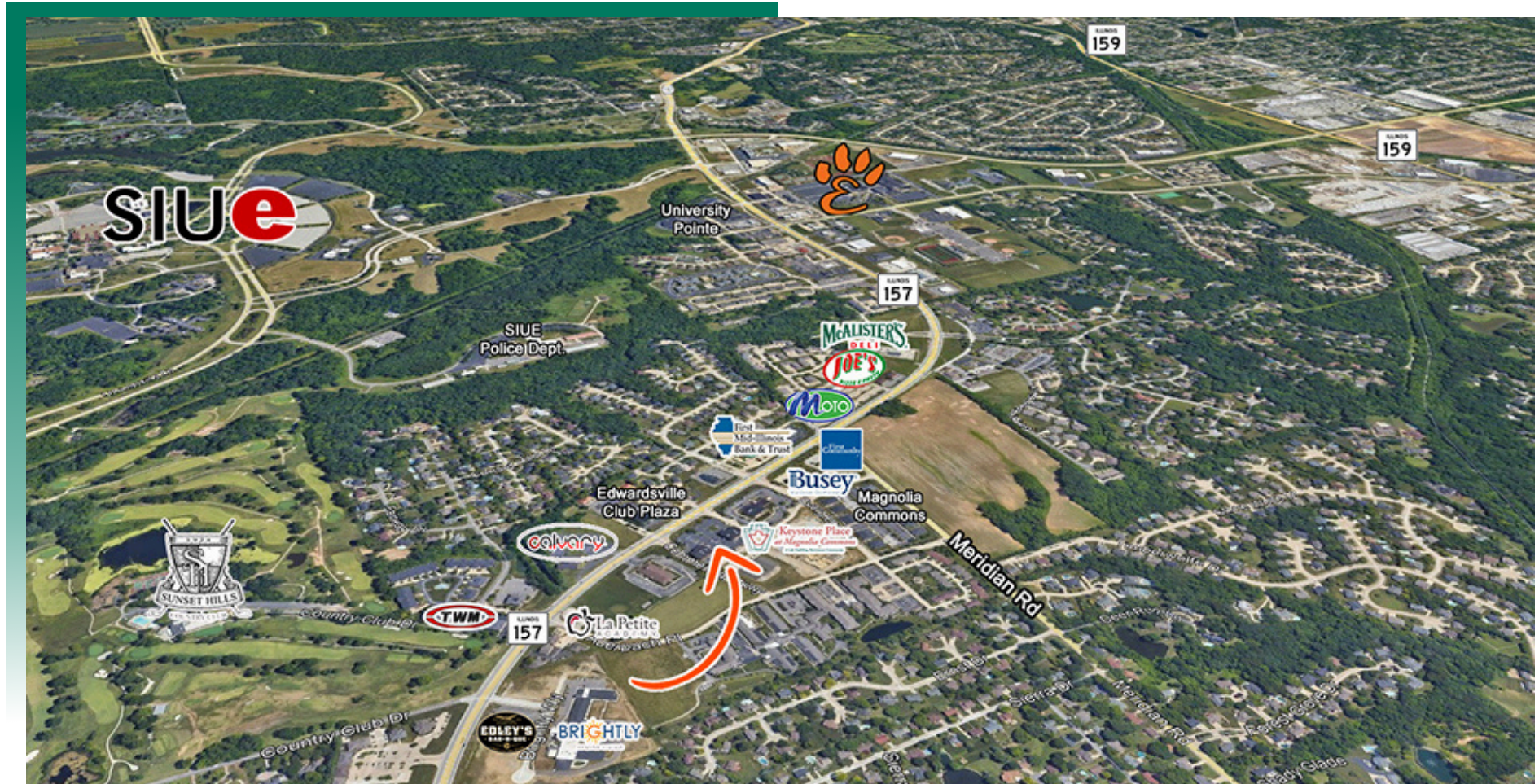
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# AREA MAP

2246 S State Route 157, Glen Carbon, IL, 62034

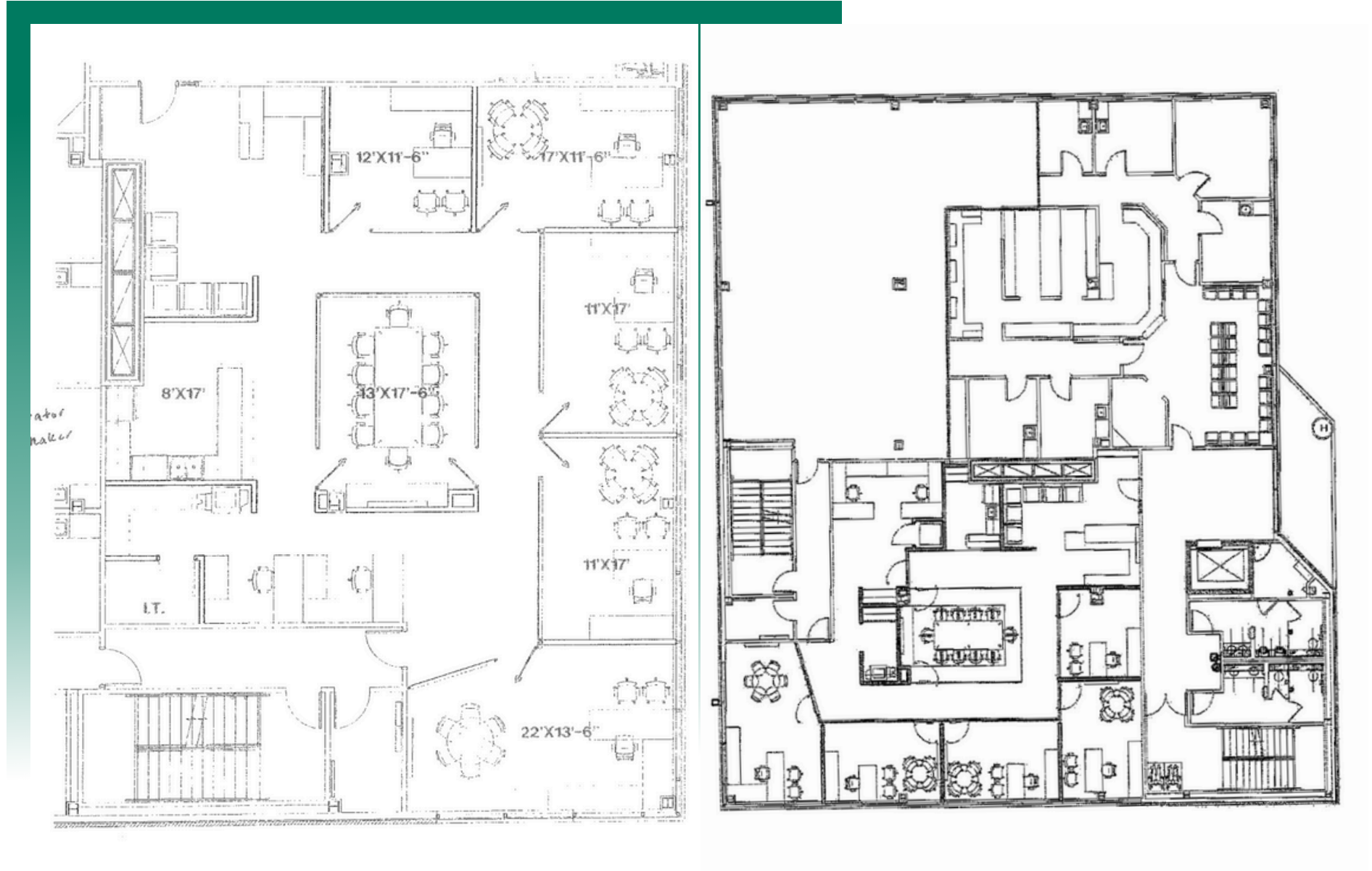


## LOCATION OVERVIEW

Located 25 miles from St. Louis and less than 10 minutes to the Madison County Courthouse in Edwardsville.

# FLOOR PLAN

2246 S State Route 157, Suites 200 & 225, Glen Carbon, 62034



\*Not to scale

# PROPERTY PHOTOS

2246 S State Route 157, Glen Carbon, IL, 62034

RECEPTION



CONFERENCE ROOM



OFFICE



HALLWAY



# OFFICE/RETAIL PROPERTY SUMMARY

2246 S STATE ROUTE 157

**LISTING #** 1941

## LOCATION DETAILS:

**Parcel #:** 14-2-15-21-04-406-003  
**County:** IL - Madison  
**Zoning:** CG - Glen Carbon

## PROPERTY OVERVIEW:

**Building SF:** 25,320  
**Vacant SF:** -  
**Usable Sqft:** 5,430  
**Min Divisible SF:** 2,302  
**Max Contig SF:** 5,430  
**Office SF:** 5,430  
**Retail SF:** -  
**Signage:** -  
**Lot Size:** 1.34 Acres  
**Frontage:** 185  
**Depth:** 313  
**Parking Spaces:** 100  
**Parking Surface Type:** Asphalt

## STRUCTURAL DATA:

**Year Built:** 2003  
**Yr Renovated:** -  
**Building Class:** A  
**Ceilings:** -  
**Construction Type:** -



## SALE/LEASE INFORMATION:

**Lease Rate:** \$22.00  
**Lease Type:** Full Service

## FINANCIAL INFORMATION:

**Taxes:** \$79,623.00  
**Tax Year:** -

## DEMOGRAPHICS:

**Traffic Count:** 17200

## PROPERTY DESCRIPTION:

Suite 225 (3,128 sf) and suite 200 (2,302 sf) available for sublease. Turnkey class A office space with high end finishes. Well located in Meridian Centre One in Glen Carbon with great access to I-270. This is a full service lease. Rent will include taxes, insurance, common area maintenance, and janitorial. Signage opportunities available.